

BROWNFIELD SITE CO-ORDINATING CODE

Studio Real 2016

SITE OPPORTUNITIES AND CONSTRAINTS

Community and land

Centrally located site with allocation H15 in Local Plan (1)
 With 5-10 minutes walk of shops, services, employment and parks (2)
 Located on strategic road network and within walking distance of railway station (3)
 Surrounded by residential development of varied quality and character (4)
 >> Central and accessible location suitable for live-work units
 >> Surrounding area is fragmented and has no uniform character. The development needs to establish its own identity

Landscape

Sloping site falling towards the north east with views towards the town centre (1)
 Established woodland along southwest boundary. This forms a buffer and barrier between southwesterly neighbourhoods and the site / town centre (2)
 Several mature trees within site boundaries (3)
 >> Street pattern to follow topography
 >> Retain views towards the town centre
 >> Integrate woodland in development to enhance character and connect with surrounding neighbourhoods
 >> Retain existing trees as indicated

Movement

No direct street frontage, access through "gaps" in building line to north (1)
 A network of footpaths runs along the site boundary, but do not connect through the site; site forms a barrier between town centre and neighbourhoods to the southwest (2)
 >> Vehicular access from residential street to north
 >> Connect internal streets and paths to surrounding footpaths to facilitate through movement and improve connectivity of surrounding neighbourhoods

Built form

Housing type and orientation of surrounding development varies and needs appropriate response:
 >> Back gardens with minimum 10m depth to respect privacy of existing family dwellings (1)
 >> Pull back from boundary to avoid overlooking and overshadowing from 4-5 storey apartment blocks (2)
 >> Position homes to overlook woods (3)
 >> Position buildings to allow views through to town centre (4)
 >> Opportunity for triangular green at the centre of the site to address shift in alignment (5)

CO-ORDINATING CODE



New streets and footpaths aligned to follow contours, and create convenient and legible routes linking the site with the surrounding development thus improving access to the town centre for residents in existing neighbourhoods to southwest (1)

Position homes to overlook routes and appropriate in scale and character to development along the site edges:

- Area for 2-3 storey family housing (2) including:
 - Terraced housing backing onto existing family housing; back gardens with minimum depth of 10m (2a)
 - Homes orientated towards the woodlands to benefit from setting and improve security of woodland paths (2b)
- Area for higher density development up to 6 storeys (3) with:
 - Set back and buffer with apartment blocks to south (3a)
- Triangular green space in centre of the site to accommodate shift in grid alignment and create focal point for community (4)
- Retain long views (5)
- Retain key mature trees in high quality setting (woodland extension and central green) (6)
- Opportunity for landmark building up to 8 storeys to further strengthen identity of the development (7)